



**Abbotsford Road
Hull Road
York YO10 3EE**

Ref: 544

**Shared student house
Five bedrooms**

**York St John University – 1.3 miles
University of York – 0.6 mile
Strictly no smoking / no pets**

Large well-appointed house in a quiet location at the end of a cul-de-sac and within walking distance of both the University of York and the city centre.

For further information to check prices, availability or to arrange a viewing please email us or text this number: 07547-537956

Accommodation comprises four double bedrooms and one large single. Shared facilities include large kitchen / diner with built in cooker and hob, two fridges and microwave oven.

Both floors have a shower room with toilet and washbasin.

For comfort, safety and security the property is provided with gas central heating, full double-glazing and a security alarm.

To the rear of the property is a secure garden with terraced area.

Nearby, within walking distance, is a range of shops including six takeaways, post office, video hire, chemist and hairdresser.



Interior:

- Separate lounge
- Well equipped kitchen
- 2 shower rooms both with toilet

Exterior:

- Gardens
- Off road parking
- Secure bike storage

Kitchen:

- Full size cooker
- Microwave oven
- Fridge
- Washing machine

Entertainment:

- Broadband internet access* (tenants pay)

Comfort & Safety:

- Gas central heating
- Security alarm
- Smoke detectors
- Full double glazing